



15 July 2006

**Resignation** – We regret to announce that, for personal reasons, MaryAnn DeSiata, the Board of Trustees' Treasurer, has submitted her resignation. We all will miss her intense dedication and creative ideas in helping us find ways to maintain what we have in Indian Brook without overspending. By law, the trustee position must be filled. If you are interested in joining our board, if you spend time talking to your neighbors, or if you just want to help out, this is your chance. You don't need financial acumen, as part of the new Board; you will help select the new Treasurer. Contact Kathleen Carlo at Dannin Management, 1-617-731-0222, to volunteer to fill Mary Ann's position until the next board election in November. Thank you.

**Painting** – on Doyle, Leman, and Weybridge has already begun. This is expected to take eight to ten weeks. The same properties will also have their decks stained. Because the total cost of staining, painting and clapboard repair is estimated at \$60,000 for just these three streets, the Board voted to defer the same work for the other streets at this time. Birchwood and Turnbridge are scheduled to be painted and stained in 2007. Rosewood and Lilac are scheduled for 2008.

**Fireplace Cleaning** – **16 September** has been selected for a chimney sweep company, Ash to Go, to be on-site at Indian Brook. Ash to Go was chosen through a bid process and is providing Indian Brook residents with a group discount of about 20%. If you use your fireplace and have not had your home's chimney cleaned recently, you should consider doing so. The condo rules do say that such inspections are the responsibility of the unit owners. Even if you don't use the fireplace, the service fee includes the cleaning as well as an inspection to check for possible issues that may not be immediately visible – obstructions, broken parts, etc. The inspection costs \$29. If your chimney needs to be cleaned, it will cost an additional \$100. Don't delay signing up for this service by calling Dannin, as there are only a limited number of times available. Please note that this is not a service provided by Indian Brook or Dannin. At the request of the Trustees, Dannin coordinated with Ash to Go to get this service performed at the discounted price.

**What's with the Condo Prices?** - This chart shows the change in the median price of residential units in Massachusetts' communities over the last five years. Please note: "median" means half the places sold for more, half for less. It is not the *average* of all sales. (Source: The Warren Group)

Five units have sold at Indian Brook in 2006. Three units are presently up for sale.

City or town	Median residential condominium price					% change 2001-05	2006 (to May)	
	2001	2002	2003	2004	2005			
Ashland	\$272,750	\$298,110	\$315,000	\$321,000	\$367,000	34.56%		\$330,000 -10 %
Framingham	\$109,700	\$132,000	\$158,750	\$183,000	\$205,000	86.87%		\$205,000 0 %
Holliston	\$100,000	\$107,450	\$127,000	\$138,000	\$139,000	39.00%		\$178,000 +28 %
Hopkinton	\$232,500	\$250,000	\$284,250	\$303,880	\$329,900	41.89%		\$358,000 +8%
Indian Brook	\$242,000	\$255,000	\$284,250	\$310,000	\$324,450	34.07%		\$303,500 -6%
	Median single-family home price							
	2001	2002	2003	2004	2005			
Ashland	\$321,250	\$334,000	\$370,000	\$385,000	\$403,900	25.73%		\$431,500 +7%
Framingham	\$285,000	\$306,400	\$324,900	\$361,900	\$380,000	33.33%	\$375,000 -1%	
Holliston	\$322,750	\$325,000	\$355,000	\$408,400	\$435,000	34.78%	\$379,250 -13 %	
Hopkinton	\$422,000	\$459,500	\$455,000	\$501,531	\$549,000	30.09%	\$604,000 +10 %	

**Windows** – Summer is the perfect time to check the windows in your home and, if needed, place your new window orders before the cold weather arrives. We are all aware of the challenges owners have had with windows. Some good news - Bruin has been able to reduce the ordering time for new windows. Their new windows are now available 4-6 weeks from date of order. But you aren't limited to Bruin. All unit owners may use the contractor of their choice. You just need to coordinate with Dannin. After all, we want to keep everything looking the same. (Please contact Dannin before starting any work.)

**Muttons** – Those plastic and/or wood grids in your windows are called muttons. These days some people have them inside their windows so that they can't get lost or broken. To keep Indian Brook looking uniform, and to maintain property values, you should make sure that any missing or damaged muttons are replaced. The trustees were contacted by one unit owner who wants to sell the two they have (they just replaced their windows and kept the old ones). If you also have extras, or if you need some, please drop us a line and we'll try to put unit owners in contact with each other.

**Yard Sale on Turnbridge** – Some of you may have noticed that Turnbridge Lane held its (fourth annual?) yard sale on **17 June**. It was fun, it was good to meet the neighbors, and a bit of money was made. The organizers made arrangements with Dannin for this event. You should do the same in the event you would wish to hold a yard sale of your own. Then, please notify the Board so we can advertise it for you in the *Babbler*!

**Chess?** – A gentleman on Turnbridge would like to start a chess club and/or run a chess column on the web site. Please let us know if you'd be interested.

**Sewer Treatment Plant** - As you may or may not know, the large building behind Rosewood Lane & Lilac Court is our Sewer Treatment Plant [STP]. Indian Brook is not connected to the Hopkinton town sewer system and must dispose of its waste through the equipment stored in the STP. The STP is one of the largest expenses we incur on a monthly basis. It is maintained by White Water on a 24/7 basis. Our fixed monthly expense is \$2,182.09. This flat rate paid to White Water covers daily visits and state required testing. In the event of an emergency, White Water charges an hourly rate of \$57 and an overtime rate of \$82.87 per hour. Listed below are our expenses for this fiscal year through May for the STP.

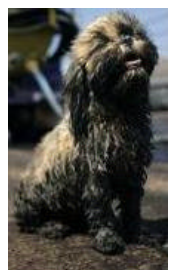
<b>Sewage Treatment Plant</b>	<b>Actual</b>	<b>Budget</b>	<b>Variance</b>
<b>Maintenance &amp; Repairs</b>	\$6651.45	\$4000.00	\$2651.45
<b>Daily Operations</b>	\$11260.45	\$11700.00	(\$439.55)
<b>Permits &amp; Fees/Other</b>	\$2725.00	\$3555.00	(\$830.00)
<b>Pumping</b>	\$0.00	\$2200.00	(\$2200.00)
<b>Security/Fire Alarms</b>	\$105.00	\$310.00	(\$205.00)
<b>Generator Contract/Service</b>	\$360.00	\$330.00	\$30.00
<b>Electricity</b>	\$2178.00	\$3010.00	(\$832.00)
<b>Telephone</b>	\$140.30	\$150.00	(\$9.70)
<b>Gas</b>	\$105.68	\$1715.00	(\$1609.32)
<b>Total Sewer Treatment Plant</b>	<b>\$23525.88</b>	<b>\$26970.00</b>	<b>(\$3444.12)</b>

Over the past several months, we have had a series of 'emergency' calls, resulting in added operating expenses. These emergencies were responded to by White Water on a case by case basis. Most of the calls were a result of vandalism and malicious mischief – drinking, lights broken, doors forced open, and switches turned off intentionally. We ask your help in being observant. If you see anything suspicious, please contact the Hopkinton Police Department (HPD) at 508-497-3401, or 911, and report the incident. The Department is aware of the problem and is patrolling the complex on a regular basis.

**Neighborhood Watching** – Unfortunately we must alert you to the fact that there has been at least one unwelcome intruder to our Indian Brook Community. The Board has met with an officer of the Hopkinton Police to review our proposed options for dealing with any intruders and to get suggestions from the experts. As you may have noticed, the HPD is routinely on the premises with both day and night patrols. They urge you to keep doors to both your home and cars locked and to be alert to strangers, particularly on foot, who may be dressed inappropriately for the weather and/or who are walking behind units or in places one would not expect to see anyone except for a known neighbor. You are encouraged to call the HPD if anything seems amiss. Let's consider this our Neighborhood Watch.



**Contractors** – We don't know if any of you have explored this, but it might be a useful site for getting the names of good contractors. If you have a moment, check out [www.angieslist.com](http://www.angieslist.com) for contractor recommendations. There is a fee to join but it's got a "test drive" on the tutorial.



**Dog/Pet Maintenance** – Letters will begin to be sent to pet owners not abiding by Indian Brook rules and regulations for cleaning up after their pets. All homeowners via the general fund will pay the cost of these letters. The Trustees regret having to take these steps but are required to do so, as lawns continue to be damaged and as some dog owners do not pick up after their pets. It is hoped that pet owners will comply with the warning letters to clean up after their pets in order to prevent the assessment of personal fines. Controlling pets is the owners' responsibility.

**Late Process** - Indian Brook Condominium Trust relies on condominium fees to run the day to day operations as well as to save for capital projects. In order to keep the cash flow positive, it is imperative that condominium fees are collected in a timely manner. There are mechanisms in place that help ensure that condominium fees are collected in a timely fashion. If the monthly fee is not collected by the 15<sup>th</sup> of the month, a late fee of \$15 is assessed to the unit and a friendly reminder is sent to the unit owner stating that the fee has not been received. If a unit is in arrears for two months, a second notice is sent to the unit owner stating that there is an overdue balance and payment is due. That letter also states that the matter will soon be turn over to collections if not received. After 75 days, the unit goes to collections with the Association's attorney which can cost the unit owner another \$100.

**We Ask a Favor** - A few weeks ago a unit owner frantically knocked on a Board Member's door at 9:00 at night. There was a problem with water infiltrating the basement of his unit. Please bear in mind that Board members volunteer their time and it is inappropriate to seek them out when there is an emergency. We *will* try to help, but Dannin Management is accessible 24 hours a day, 7 days a week. If you call their office after hours with an emergency, the on call staff will be paged and your call will get a response.

<b>Board of Trustees</b>	Pat Baratta, Chairman, <a href="mailto:pasquab@aol.com">pasquab@aol.com</a>	open, Treasurer
	Ron Reidy, <a href="mailto:Mrrmay@aol.com">Mrrmay@aol.com</a>	Deb Kavanagh, Secretary, <a href="mailto:MAoptimist@verizon.net">MAoptimist@verizon.net</a>
	Roland Janbergs, Newsletter and Website, <a href="mailto:janbergs@rcn.com">janbergs@rcn.com</a>	
<i>Next board meeting will be at 12 Rosewood on Wednesday, July 19, 6:30</i>		
<b>Dannin</b>	Problems? Please contact Kathleen Carlo first, <a href="mailto:kcarlo@danninmgmt.com">kcarlo@danninmgmt.com</a> or (617) 731-0222	

Please contact Roland to submit something for the newsletter or website, [www.indianbrookcondos.com](http://www.indianbrookcondos.com)